057.0	0002	0007.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	665,600	/	665,600
USE VALUE:	665,600	/	665,600
ASSESSED:	665,600	/	665,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	XUE CHENGHAI
Owner 2:	ZHANG LEI
Owner 3:	
Street 1:	35 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GASCHE RAINER A -
Owner 2:	GASCHE-LANDGRAF STEPHANIE M -
Street 1:	35 FOREST STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 1764 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	224,600		441,000	665,600
Total Card	0.161	224,600		441,000	665,600
Total Parcel	0.161	224,600		441,000	665,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.32 | /Parcel: 377.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 37686

GIS Ref

GIS Ref

Insp Date 09/07/18

!4869!

PREVIOUS ASSESSMENT

Parcel ID 057.0-0002-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	224,600	0	7,000.	441,000	665,600	665,600	Year End Roll	12/18/2019
2019	101	FV	222,000	0	7,000.	447,300	669,300	669,300	Year End Roll	1/3/2019
2018	101	FV	222,000	0	7,000.	333,900	555,900	555,900	Year End Roll	12/20/2017
2017	101	FV	222,000	0	7,000.	302,400	524,400	524,400	Year End Roll	1/3/2017
2016	101	FV	222,000	0	7,000.	289,800	511,800	511,800	Year End	1/4/2016
2015	101	FV	207,800	0	7,000.	245,700	453,500	453,500	Year End Roll	12/11/2014
2014	101	FV	207,800	0	7,000.	233,100	440,900	440,900	Year End Roll	12/16/2013
2013	101	FV	207,800	0	7,000.	221,800	429,600	429,600		12/13/2012

PRINT

Date	Time
12/10/20	19:50:20

LAST REV

Date	Time
03/04/19	13:35:49

apro

PAT ACCT. 4869

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GASCHE RAINER A	70969-283	1	5/4/2018		655,500	No	No		
SWAIM DAVID R/M	48084-183		8/30/2006		427,500	No	No		
GLITZENSTEIN LI	33734-525		9/28/2001		345,000	No	No		
YACOVONE MARK E	30164-260		5/13/1999		238,000	No	No		
SAMPSON JOSEPH	22439-464		9/29/1992		157,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/27/2012	537	Addition	41,000					remove 6x13 EFP, r

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2018	MEAS&NOTICE	BS	Barbara S
3/31/2009	Measured	372	PATRIOT
1/3/2009	Meas/Inspect	294	PATRIOT
12/5/2001	MLS	MM	Mary M
6/19/2000	MLS		
1/24/2000	Mailer Sent		
1/24/2000	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	37686
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	5									441,000						441,000	

Total AC/HA: 0.16070 | Total SF/SM: 7000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 441,000 | Spl Credit | Total: 441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.01052248
Adj $ / SQ:	143.242
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	325478
Depreciation:	100898
Depreciated Total:	224580

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	2	HB	

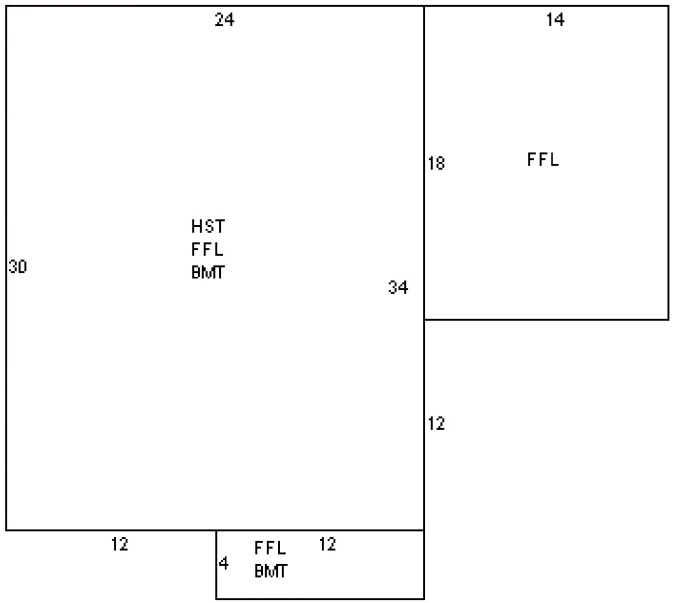
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



Sum Area By Label :
HST = 720
FFL = 1020
BMT = 768

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	143.24
Special Features:	0	Val/Su Net:	104.56
Final Total:	224600	Val/Su SzAd	162.75

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,020	143.240	146,106
BMT	Basement	768	68.760	52,805
HST	Half Story	360	143.240	51,567

Net Sketched Area:	2,148	Total:	250,478
Size Ad	1380	Gross Are	2508	FinArea	1764
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	A	AV	1999	0.00	T	16	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

057.0-0002-0007.A

IMAGE

AssessPro Patriot Properties, Inc